



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380  
To request this information in an alternate format, call 703-324-1334, TTY 711



## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Mason

**APR ITEM(S):** 05-I-9A

---

**NOMINATOR(S):** Andrew R. Levinson

**ACREAGE:** 4.31 Acres

**TAX MAP I.D. NUMBERS:** 71-3((1))16-18

**GENERAL LOCATION:** East of Annandale Acres Subdivision and West of Backlick Road

**PLANNING AREA(S):** I

**District(s):** Annandale

**Sector:** OSSIAN HALL (A10)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** .5-1 dwelling units per acre (du/ac)

**ADOPTED PLAN TEXT:** There is no site specific Plan text. There is general Plan text that indicates that infill development should be of a compatible use, type and intensity.

For complete Plan text see

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

**PROPOSED PLAN AMENDMENT:** Residential 8-12 du/ac.

---

### **SUMMARY OF STAFF RECOMMENDATION**

\_\_\_\_\_ Approve Nomination as Submitted

\_\_\_\_\_ Approve Staff Alternative

\_\_\_\_\_ X Retain Adopted Plan



## CONTEXT

### *General Location:*

The subject property is located east of the Annandale Acres subdivision and west of Backlick Road.

### *Planned and Existing Land Use and Zoning*

**Subject Property:** The subject property is 4.31 acres and is developed with two single family homes (parcel 71-3((1))16 & 18) and a nursery (parcel 71-3((1))17.) The property is planned .5-1 du/ac and is zoned R-1.

### *Adjacent Area:*

**North, West, South:** The area to the north, west and south is developed and planned for .5-1 du/ac and is zoned R-1.

**East:** The area to the east, across Backlick Road, is developed with townhouses and Poe Intermediate School. The townhouses are planned 12-16 du/ac and are zoned R-12. Poe Intermediate School is planned for Institutional use and is zoned R-2.

## PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

## ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area I, Annandale Planning District as amended through 12-06-04, Ossian Hall Community Planning Sector (A10), page 119:

### “Land Use

The Ossian Hall Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

The adopted Comprehensive Plan Map shows this area planned for residential density from 0.5-1 du/ac to 2-3 du/ac.

## NOMINATED PLAN AMENDMENT

This nomination proposes to change the planned residential density from 0.5-1 du/ac to 8-12 du/ac. The following table compares the development potential of the Comprehensive Plan to the APR nomination.

Acres	Existing	Current Plan Maximum 1 du/ac	Proposed Plan Minimum 8 du/ac	Proposed Plan Maximum 12 du/ac
4.31 acres	Nursery & 2 single family detached	4 single family detached	34 townhouses	52 townhouses

## ANALYSIS

This nomination proposes to increase the residential density to 8-12 du/ac, which could result in 34-52 townhouse units. This raises issues that include land use compatibility, logical planning area and transportation impacts.

**Land Use Compatibility:** This property is located on the edge of a large area that is planned for single family detached residential use at .5-1 du/ac. Backlick Road is a four lane road that creates the boundary between this lower density neighborhood and higher intensity townhouse uses on the east side of Backlick Road. The Comprehensive Plan's land use guidance, for infill development in stable neighborhoods, indicates that infill should be of a compatible use type and intensity. The nomination's proposed density would result in housing that is of a significantly different building mass, scale and intensity. Increasing the intensity on the west side of Backlick Road could create pressure for additional density in the existing stable single family neighborhoods.

**Logical Parcel Consolidation:** This proposal does not provide logical parcel consolidation by not including the 1 acre parcels located to the north and south (parcels 71-3 ((1))127 and 71-3((10))1). These excluded parcels are similarly situated as the subject property of the nomination. An increase in planned density, as proposed by the nomination, would result in a planning inequity for the similar adjacent parcels which would remain planned .5-1 du/ac.

**Transportation:** The proposal would increase traffic that would have direct access on Backlick Road. For comparison purposes, development at the current Plan would generate four (4) AM peak hour trips and five (5) PM peak hour trips. The maximum density proposed would generate 29 AM peak hour trips and 34 PM peak hour trips.

**Schools:** The proposed density of 8-12 du/ac could result in a yield of 13-20 additional students with the greatest impact at the elementary school level. Development under the current planned density could result in a total of 2 students. While there are not capacity deficiencies at the high and middle school levels, Braddock Elementary School is significantly over capacity and is projected to remain overcapacity through the 2010-11 school year. The following tables indicate that projected student increases from this nomination alone and the schools that would be affected. Staff has not evaluated the cumulative impacts of APR nominations in this area.

#### School Attendance Pyramid Impacted by Proposed Plan Nomination

School Pyramid	9/30/05 Capacity	9/30/05 Membership	2006-2007 Membership	Memb/Cap Difference 2006-2007	2010-2011 Membership	Memb/Cap Difference 2010-2011
Annandale HS	2350	2375	2263	87	2134	216
Poe MS	1150	1133	1090	60	966	184
Braddock ES	378	619	627	-249	645	-267

#### PROPOSED PLAN – RESIDENTIAL 8-12 du/ac

SCHOOL LEVEL	UNIT TYPE / TOWN HOUSE RATIO	MIN. NUMBER OF UNITS	MINIMUM STUDENT YIELD	MAX. NUMBER OF UNITS	MAXIMUM STUDENT YIELD
ELEMENTARY	0.21	34	7	52	11
MIDDLE	0.053	34	2	52	3
HIGH	0.109	34	4	52	6
		Total	13	Total	20

**Parks:** The proposed nomination would result in an increase in population that would increase the public need for park and park facilities in a district that is deficient in recreational opportunities. The subject property is located in close proximity to Wilburdale Park, Backlick Park and Poe Intermediate School, which have active recreational facilities that would serve the proposed additional residents. However, the service levels at these parks are at or over the standard capacity and additional users would further exacerbate the existing park facility deficits and adversely affect the quality of the facility's services. Opportunities to mitigate these impacts may be found at existing parks in the Annandale Planning District or through the provision of usable parkland dedication.

#### RECOMMENDATION

Staff recommends denial of the nomination which is inconsistent with Plan guidance on compatible infill development. The nomination proposes increased density which could encourage infill of a substantially different character, building mass and scale than that of the existing stable single family neighborhood. Staff recommends retaining the current Plan which encourages compatible infill development in this area's stable neighborhoods.